029.0	0004	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	830,700 / 830,700
					USE VALUE:	830,700 / 830,700
					ASSESSED:	830,700 / 830,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		TUFTS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MUCHNIJ JAY &
Owner 2:	WANG JADE
Owner 3:	
Street 1:	27 TUFTS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCALI VINCENT P/JOSEPHA -
Owner 2:	TRS/27 TUFTS ST TRUST -
Street 1:	27 TUFTS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Vinyl Exterior and 1728 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	374,700		456,000	830,700
Total Card	0.115	374,700		456,000	830,700
Total Parcel	0.115	374,700		456,000	830,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 480.87 | /Parcel: 480.87

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 20364

GIS Ref

GIS Ref

Insp Date 08/19/17

!2454!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 029.0-0004-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	374,700	0	5,000.	456,000	830,700		Year end	12/23/2021
2021	101	FV	364,500	0	5,000.	456,000	820,500		Year End Roll	12/10/2020
2020	101	FV	364,600	0	5,000.	456,000	820,600	820,600	Year End Roll	12/18/2019
2019	101	FV	278,000	0	5,000.	484,500	762,500	762,500	Year End Roll	1/3/2019
2018	101	FV	278,000	0	5,000.	353,400	631,400	631,400	Year End Roll	12/20/2017
2017	101	FV	278,000	0	5,000.	307,800	585,800	585,800	Year End Roll	1/3/2017
2016	101	FV	247,000	0	5,000.	262,200	509,200	509,200	Year End	1/4/2016
2015	101	FV	237,700	0	5,000.	256,500	494,200	494,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:31:30

LAST REV

Date	Time
02/25/20	11:40:53
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 2454

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCALI VINCENT P	1474-61		7/3/2015		655,000	No	No		
SCALI VINCENT P	1351-63		3/21/2008	Family	1	No	No		Vincent P Scali d.o.d. 4/21/2015.
	748-182		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	20364
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/22/2019	1283	Heat App	11,157	C				
5/14/2019	635	Re-Roof	9,000	C				
3/27/2019	716	Insulate	32,800	C				
10/9/2007	907	New Wind	11,700			G9	GR FY09	
9/1/1994	452	Manual	5,800					ROOFING
5/5/1993	154	Manual	12,980					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2017	MEAS&NOTICE	HS	Hanne S
4/28/2016	Sales Review	PT	Paul T
3/27/2009	Meas/Inspect	201	PATRIOT
2/17/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	187.091
Other Features:	86000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	460355
Depreciation:	85626
Depreciated Total:	374729

COMMENTS

scuttle firepl in bsmt.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

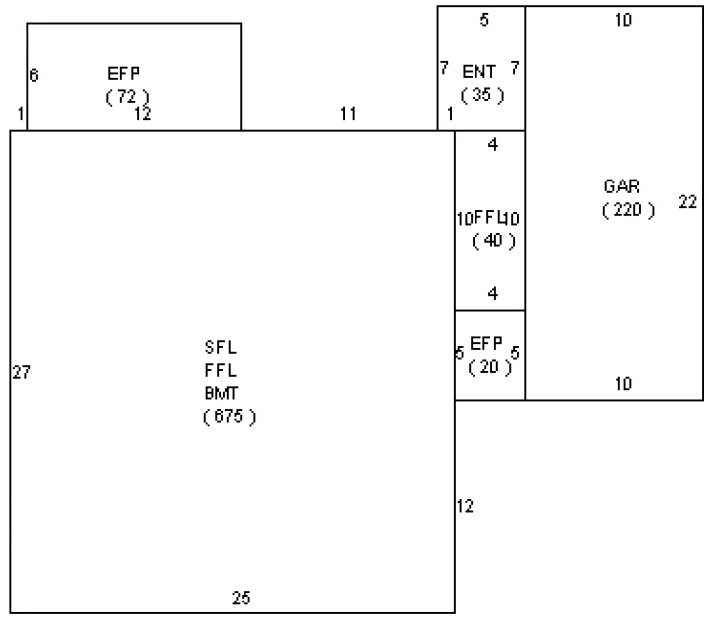
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	205.80
Special Features:	0	Val/Su Net:	155.35
Final Total:	374700	Val/Su SzAd	269.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	715	187.090	133,770
BMT	Basement	675	89.800	60,618
SFL	Second Floor	675	187.090	126,287
GAR	Garage	220	26.100	5,741
EFP	Enclos Porch	92	56.240	5,174
ENT	ENTRY	35	26.130	915

Net Sketched Area:	2,412			Total:	332,505
Size Ad	1390	Gross Area	2412	FinArea	1728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

029.0-0004-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: